



17 Gordon Field
Market Rasen, LN8 3AD



Book a Viewing!

£265,000

A great opportunity to purchase a recently renovated three-bedroom detached family home. The property is located in the popular town of Market Rasen, situated on the edge of the Lincolnshire Wolds, and benefits from being within walking distance of the town centre, local amenities, shops, and transport links, including the train station. The property offers a spacious driveway providing off-road parking for multiple vehicles, along with a garage. Internally, the ground floor offers an open-plan kitchen dining area with French patio doors to the rear, along with a spacious living room featuring a multi-fuel log burner. Upstairs consists of three bedrooms and a family bathroom. To the rear of the property is a south-facing garden with a well-maintained lawn, decking, and patio area, with access to the front via the side and garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guest houses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').



ACCOMMODATION

HALL

With a composite external door with windows to either side, slate tiled flooring throughout, radiator, door to living room, opening into kitchen diner and stairs rising to the first floor.

LIVING ROOM

12' 9" x 13' 11" (3.89m x 4.24m) With carpet through out, radiator, uPVC double glazed window to the front elevation and a multi-fuel log burner.

KITCHEN/DINER

9' 9" x 20' 11" (2.97m x 6.38m) With slate tiled flooring, radiator, fitted with a range of base units with wooden worktops over and tiled splashbacks, integrated double Belfast sink, space for a range cooker with extractor fan over, uPVC double glazed windows to the rear elevation, uPVC double French patio doors to the rear elevation, uPVC double glazed door to the side elevation, opening to hallway and door to understairs storage.



HALL

With carpet throughout, radiator, uPVC double glazed window to the side elevation, access to roof void and doors to bedrooms and bathroom.

BEDROOM 1

12' 6" x 14' 6" (3.81m x 4.42m) With carpet throughout, radiator and uPVC double glazed window to the front elevation.



BEDROOM 2

10' 0" x 10' 8" (3.05m x 3.25m) With carpet throughout, radiator and uPVC double glazed window to the rear elevation.

BEDROOM 3

7' 10" x 8' 4" (2.39m x 2.54m) With carpet throughout, radiator and uPVC double glazed window to the front elevation.

BATHROOM

5' 10" x 10' 0" (1.78m x 3.05m) With tiled flooring, radiator, low level WC, wash hand basin, panel bath with overhead shower and mixer taps and uPVC double glazed frosted windows to the rear and side elevations.



OUTSIDE

With a large tarmac driveway, raised border beds and access to the rear via the side and garage. The rear garden consists of a well-maintained lawn area with secure hedgerow surround. There is also a decking area and resin patio, with access to the garage and to the front of the property via the side.

GARAGE

15' 5" x 8' 4" (4.7m x 2.54m) With electric roller door and external door to the rear garden.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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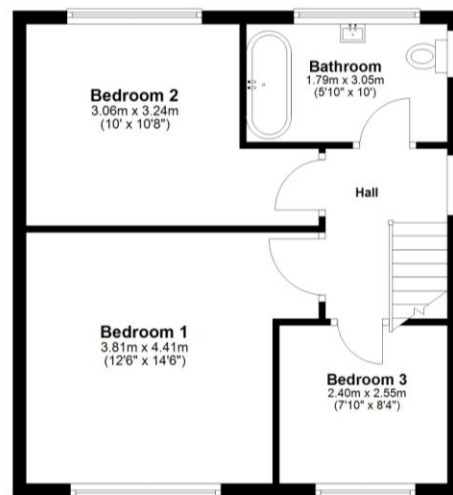
Ground Floor

Approx. 56.6 sq. metres (609.5 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



Total area: approx. 101.1 sq. metres (1088.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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NG24 1AL
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